



200104180066

, Skagit County Auditor

4/18/2001 Page 1 of 4 12:06:14PM

Parcel No.: 350413-3-005-0200/P103825  
Legal Desc.: Ptn Lot 2 SP No. 93-006

92253

LAND TITLE COMPTON COUNTY

### EASEMENT

**THE GRANTORS**, James R. Mumford II and Debora Mumford, husband and wife, for and in consideration of Granting of Easement rights and no other consideration, convey to James R. Mumford II and Debora M. Mumford, husband and wife, their heirs, successors and assigns a non-exclusive easement for installation, maintenance and operation of drainage facilities and utilities over, under and across the following described tract:

As attached hereto and by reference made a part hereof.

This easement is for the benefit of, and shall be a covenant running with the property described on Exhibit "B" attached hereto.

This Easement Agreement is executed the 16 day of April, 2001.

James R. Mumford II  
James R. Mumford II

Debora Mumford  
Debora Mumford

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

APR 18 2001

STATE OF WASHINGTON

County of Skagit

SS

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

I hereby certify that I know or have satisfactory evidence that James R. Mumford II and Debora Mumford are the persons who personally appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 16 day of April, 2001.

Kathleen D. Thorsen  
Notary Public in and for the State  
of Washington, residing at

My appointment expires 3-1-05



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

EASEMENT LEGAL DESCRIPTION

FOR

JAMES R. MUMFORD II AND DEBORA R. MUMFORD

OF

A DRAINAGE AND UTILITY EASEMENT FROM LOT 2, SHORT PLAT No. 93-006  
TO LOT 3, SHORT PLAT No. 93-006 AS MODIFIED  
BY BOUNDARY LINE ADJUSTMENTS CONVEYED IN JANUARY 2000

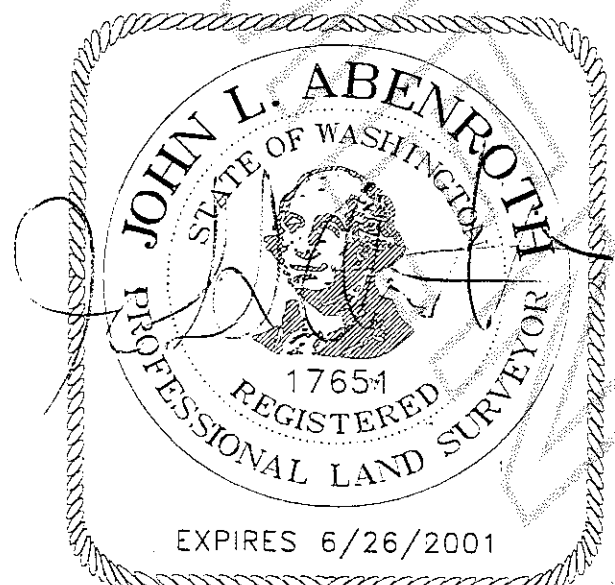
February 19, 2001

A non-exclusive easement for installation, maintenance and operation of drainage facilities and utilities over, under, and through the north 15 feet of Lot 2 as modified by boundary line adjustment filed in A.F. No. 200001260010, Short Plat No. 93-006 filed in Volume 10 of Short Plats at Page 193, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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**Exhibit "B"**

Lot 3, Short Plat No. 93-006, approved May 13, 1993, recorded May 19, 1993 in Volume 10 of Short Plats, page 193, under Auditor's File No. 9305190015, and being a portion of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 13, Township 35 North, Range 4 East, W.M.

EXCEPT a strip of land 10 feet wide lying Southerly of, adjacent to, and contiguous with the South line of Lot 1 of said Short Plat No. 93-006 between the Southerly extensions of the East and West line of said Lot 1;

ALSO, EXCEPT that portion described as follows:

Beginning at the Northeast corner of said Lot 3;  
thence South  $00^{\circ}29'49''$  West, along the East line thereof, a distance of 155.00 feet to an angle point in said East line;  
thence South  $48^{\circ}37'23''$  West, along said East line, a distance of 42.10 feet;  
thence North  $00^{\circ}29'49''$  East, a distance of 183.07 feet to the North line of said Lot 3;  
thence South  $89^{\circ}33'18''$  East, along said North line, a distance of 31.35 feet to the point of beginning.

TOGETHER WITH the East 11.55 feet of Lot 2 of said Short Plat No. 93-006, and

TOGETHER WITH that portion of Lot 4 of said Short Plat No. 93.006, described as follows:

Beginning at the Southwest corner of said Lot 4;  
thence North  $00^{\circ}29'49''$  East, along the West line thereof, a distance of 116.30 feet to an angle point in said West line;  
thence North  $48^{\circ}37'23''$  East, along said West line, a distance of 47.88 feet;  
thence South  $00^{\circ}29'49''$  West, a distance of 31.92 feet;  
thence South  $89^{\circ}33'18''$  East, a distance of 116.80 feet;  
thence South  $00^{\circ}29'49''$  West, a distance of 116.30 feet to the South line of said Lot 4;  
thence North  $89^{\circ}33'18''$  West, along said South line, a distance of 152.45 feet to the point of beginning.

Situate in the County of Skagit, State of Washington

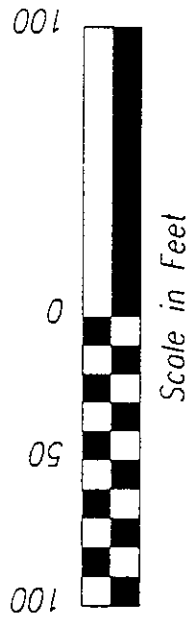
BOUNDARY LINE ADJUSTMENT  
AND EASEMENT EXHIBIT MAP  
FOR JAMES R. MUMFORD II  
A PORTION OF LOT 1 TO BE AGGREGATED  
WITH LOT 3  
SHORT PLAT No. 93-006

SKAGIT SURVEYORS & ENGINEERS  
806 Metcalf Street  
Sedro-Woolley, WA 98284  
Phone: (360) 855-2121  
FAX: (360) 855-1658



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CURVE TABLE			
#	RADIUS	DELTA	LENGTH
C1	477.00'	06°07'10"	50.95'

